Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 5/14 Vickery Street, Bentleigh Vic 3204

Indicative selling price

For the meaning of this price see	consumer.vic.gov.au/underquoting
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Single price \$799,950

Median sale price

Median price	\$880,000	Pro	operty Type Unit	:		Suburb	Bentleigh
Period - From	01/10/2023	to	30/09/2024	Sou	urce	REIV	

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ado	dress of comparable property	Price	Date of sale
1	6/14 Vickery St BENTLEIGH 3204	\$785,000	19/11/2024
2	1/47 Wheeler St ORMOND 3204	\$788,000	26/10/2024
3	2/27 Nicholson St BENTLEIGH 3204	\$838,000	14/08/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

23/11/2024 09:27





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Property Type: Agent Comments Indicative Selling Price \$799,950 Median Unit Price Year ending September 2024: \$880,000

Comparable Properties

6/14 Vickery St BENTLEIGH 3204 (REI) 2 2 2 1 Price: \$785,000 Method: Private Sale Date: 19/11/2024 Property Type: Townhouse (Single)	Agent Comments
1/47 Wheeler St ORMOND 3204 (REI) 1 2 1 Price: \$788,000 Method: Auction Sale Date: 26/10/2024 Property Type: Townhouse (Res)	Agent Comments
2/27 Nicholson St BENTLEIGH 3204 (REI/VG) 2 2 2 1 Price: \$838,000 Method: Private Sale Date: 14/08/2024 Property Type: Townhouse (Single)	Agent Comments

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